

**Planning Review Adjustment Committee
August 14, 2018**

Minutes of the meeting of the Planning Review Adjustment Committee of the Fundy Regional Service Commission held on Tuesday August 14, 2018 at 1:00 p.m. at Crane Mountain, Saint John.

1. Call to Order

The Chairperson, Dwight Allaby, called the meeting to order at 1:10 p.m.

2. Record of Attendance

BOARD MEMBERS

Dwight Allaby, Chairperson
Joan Seeley, Vice Chairperson
Glen Baxter, PRAC Member
Paul Gordon, PRAC Member
Ron Bridges, PRAC Member
Walter Pollock, PRAC Member
Brenda Rathburn, PRAC Member
Midge Thompson, PRAC Member

OTHERS

Gay Drescher, Contracted Planning Director
Jody Smyth, Applicant
Louise Lukeman, Recording Secretary, FRSC

3. Approval of Order of Business

The Chairperson asked for approval of the agenda as presented.

Motion: To approve the agenda August 14, 2018 as presented.

Moved: Paul Gordon
Seconded: Midge Thompson
Vote: Motion Carried

4. Disclosure of Conflict of Interest

None

5. Smyth Proposal – Terms & Conditions for Restaurant

Gay Drescher gave an overview of the presentation on the application for the Smyth Proposal.

Mr. Jody Smyth followed with a presentation on his project.

Applicant: Mr. Jody Smyth

Request: The property has been known as the Holy Trinity Anglican Church property. The church is still situated on the property, it has been deconsecrated in 2016 so it is no longer used as a place of worship. The property is located on Main Street, in the Village of St. Martins. The properties along Main Street are all zoned MD (Mixed Development) allowing a mix of uses.

The applicant is proposing to purchase the property to develop it as a restaurant with an artisan shop, both showcasing NB products. During the summer months, the proposal is to have outside seating available. This area will be screened from neighbouring properties with fencing and landscaping.

The building will be refurbished, with the exterior cladding removed and the original clapboard restored. The parking lot will be regarded and paved to allow for adequate marked parking spaces and to accommodate mobility impaired parking. Interior renovations will focus on restoring the building unique features of the former use. An addition will be located at the rear of the building for the kitchen area to support the eatery.

Requirement for the operation:

The property is zoned Mixed Development (MD). As described in the St. Martins Rural Plan (2006), the Mixed Development allows for "artisan shop" as an as-of-right use. Subject to review by the Planning Review and Adjustment Committee, an "eating establishment" (full service and takeout) are approved uses.

This application is made in compliance with the Zoning By-law and a review by the Planning Review and Adjustment Committee is required for any terms and conditions.

Steven McPhee, property owner of an adjacent property had some concerns about lighting, excess water running on his property because of the paving of the parking lot and about the loss of privacy.

Consultation:

Property owners within 100m of the property must be notified of the application. As such a letter, advising the adjacent property owners of the proposal and the time of the meeting where the Planning Review and Adjustment Committee will be reviewing the application was sent (mailed) on August 2, 2018.

Recommendations:

It is recommended that the Planning Review and Adjustment Committee require the following terms and conditions to be met by the applicant for the restaurant at 2487 Rte 111 in the Village of St. Martins:

- 1) That the redevelopment of the building and site be permitted subject to the following conditions:
 - a) A building permit/development permit must be obtained prior to commencement of any redevelopment activities.
 - b) Approval for the site access and egress from Route 111 must be obtained from the Department of Transportation and Infrastructure
 - c) A minimum of 11 parking spaces must be provided. Any additional seating for the restaurant will be permitted only with the appropriate number of parking spaces at a rate of 1 for every 5 seats. A site plan, drawn to scale, showing the parking spaces, access and egress to the parking lot, traffic flow through the lot, must be submitted for approval by the Development Officer prior to development.
 - d) Any lighting on the exterior of the building, including the bell tower, must be downcast and directed away from neighbouring residences.
 - e) The sewage disposal system must have approval from the Department of Health.
 - f) All site surface water runoff must be controlled and directed away from neighbouring properties. Any runoff generated from site redevelopment must be collected and directed to the existing Village stormwater collection system.
 - g) Fencing shall be installed along the southern boundary of the property from the leading edge of the building to the rear of the lot. The fence shall comply with the municipal standards.
 - h) A detailed landscaping plan shall be submitted prior to receiving a building permit. The plan shall show the landscape treatment along the northern, western and eastern property lines.

Motion: For the PRAC to require the above terms and conditions to be met by the applicant for the restaurant at 2487 Rte 111 in the Village of St. Martins.

Moved: Joan Seeley
Seconded: Brenda Rathburn
Vote: Motion Carried

It also the intent of the applicant to restore the church steeple which might prove to be higher than permitted by the By-laws of the Village of St. Martins.

It is recommended that the Committee grants a 10% variance to permit the existing bell tower to be raised to accommodate an enclosure for a bell.

Motion: That the PRAC grants a 10% variance in height for the renovation of the church steeple.

Moved: Walter Pollock
Seconded: Ron Bridges
Vote: Motion Carried

6. Motion to Adjourn

Motion: The Chair called for a motion to adjourn at 3:10pm.

Moved: Paul Gordon
Seconded: Joan Seely
Vote: Motion Carried

APPROVED (date) Oct 2, 2018


Dwight Allaby, Chairperson


Louise Lukeman, Recording Secretary